

## Projects with New Residential Units

Certificates of Occupancy Issued  
from 1/1/2014 to 2/29/2016

City of Santa Barbara, Planning Division

Address	Case Number	APN	C of O Issue Date	Net New Units	Total Units on site	Units to be demo'ed	Zone
<b>1716 ANACAPA ST (LOT 3)</b>	<b>MST2013-00046</b>	<b>027-111-014</b>	<b>10/29/2014</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>R-2</b>
Proposal to construct a new two-story, 3,060 square foot, single-family residence and an attached 762 square foot two-car garage, located on a vacant 7,500 square foot parcel. The proposal includes associated flat work, landscaping, and site walls. The design includes the roof location for possible future solar panels. This is a new parcel (Lot 3) created by a three lot subdivision approved by Planning Commission on October 8, 2009 (Resolution No. 040-09). The proposed total of 3,822 square feet is 125% of the guideline floor-to-lot area ratio (FAR).							
<b>1023 CACIQUE ST A</b>	<b>MST2014-00503</b>	<b>017-213-014</b>	<b>01/28/2016</b>	<b>2</b>	<b>4</b>	<b>0</b>	<b>R-3</b>
Proposal for changes to an existing multifamily development on an 11,250 square foot parcel. The project will entail legalizing two as-built studio units of 408 and 449 square feet and making them ADA compliant. These studios were formerly a two-car garage and a workshop. The site also includes an existing single-family dwelling and a second unit which are 1,091 and 1,902 square feet, respectively. Three of the units will be located in an existing 2-story structure. In addition, the existing single family dwelling will be modified to include a third bedroom. Minor site and exterior facade alterations are also proposed. The proposal will result in a total of four residential units with parking to be provided in one covered and three uncovered spaces, and four bicycle parking spaces. The density of the proposed project is Medium/High at 15-27 dwelling units per acre under the Average Unit-Size Density (AUD) Incentive Program, with the average unit size of the units at 963 square feet.							
<b>822 E CANON PERDIDO ST</b>	<b>MST2011-00182</b>	<b>031-042-006</b>	<b>11/26/2014</b>	<b>10</b>	<b>12</b>	<b>2</b>	<b>C-2</b>
Proposal for construction of 12 new two- and three-story residential condominium units, restricted to affordable covenants. The units will vary in size between 691 square feet and 1,347 square feet, and includes 8 two-bedroom units, 2 three-bedroom units, and 2 one-bedroom unit. A total of 15 on-site parking spaces will be provided, which include 12 one-car garages and 3 guest parking spaces. The proposal involves the demolition of two existing residential units, two garages, and a carport, and a voluntary lot merger to merge two existing parcels into one approximately 19,303 square foot parcel. The Planning Commission approved a Tentative Subdivision Map and zoning modifications for lot area, interior setback encroachment, and number of parking spaces (PC Reso 001-12).							
<b>155 CEDAR LN</b>	<b>MST2004-00502</b>	<b>015-083-027</b>	<b>04/09/2014</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>E-1</b>
This is a revised project. A Revised Preliminary Approval of the project is requested. Proposal to construct a 3,868 square foot two-story single family residence with an attached 473 square foot garage and 501 square feet of deck area on a 15,960 square foot lot located in the Hillside Design District. Project also includes 370 cubic yards of grading.							
<b>1221 CHINO ST</b>	<b>MST2003-00858</b>	<b>039-141-010</b>	<b>07/29/2014</b>	<b>2</b>	<b>4</b>	<b>1</b>	<b>R-2</b>
Proposal to convert an existing duplex into two condominium units by elevating, relocating and constructing a new unit underneath. The existing two-car garage will be demolished and replaced with a new unit. A total of four condominiums with seven covered and two uncovered parking spaces are proposed. Project received Planning Commission Approval (Resolution No. 047-04) of the Tentative Subdivision Map on 10/14/2004.							
<b>3335 CLIFF DR</b>	<b>MST2002-00822</b>	<b>047-082-016</b>	<b>05/08/2014</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>A-1/SD-3</b>
Review After Final changes including upper story deck, railing, and hot tub. The previously approved project was for the construction of a 3,420 square foot two-story single-family residence and an attached 750 square foot three-car garage on a 63,162 square foot lot in the Hillside Design District and Appealable Jurisdiction of the Coastal Zone. The proposal includes the demolition of two storage sheds within the interior-yard setback. The site is currently developed with a 1,050 square foot barn, which is proposed to remain. Planning Commission approval for a Coastal Development Permit is required.							

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<b>1255 COAST VILLAGE RD</b>	<b>MST2011-00220</b>	<b>009-291-018</b>	<b>03/19/2015</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>RETIRED</b>
Proposal to demolish the existing nursery and construct a new three-story mixed-use condominium building, comprised of 8,025 square feet of non-residential, and two residential units totaling 3,268 square feet, and a total of 42 covered parking spaces. Planning Commission approvals were granted for a Tentative Subdivision, Development Plan Approval, Coastal Development Permit, and zoning modification requests for setback encroachments.							
<b>415 E DE LA GUERRA ST</b>	<b>MST2004-00243</b>	<b>031-022-008</b>	<b>03/25/2015</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>C-2</b>
Proposal to construct a 1,657 square foot residential unit and a 258 square foot garage on a mixed-use site. There is an existing mixed-use building consisting of 4,350 square feet of commercial space, two existing residential units totaling 2,755 square feet, and a 400 square foot garage on the site, which are proposed to remain. There are currently 15 uncovered parking spaces on the lot. Modifications are required for parking and setback encroachments along two property lines.							
<b>819 GARDEN ST</b>	<b>MST2005-00439</b>	<b>031-012-011</b>	<b>04/01/2015</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>C-2</b>
This is a revised project. Proposal to demolish an existing 780 square foot office building and construct a new four-story, 4,515 square foot mixed-use building on a 1,881 square foot lot located in El Pueblo Viejo Landmark District. This development will be comprised of one 2,003 square foot one-bedroom unit, and 1,390 net square feet of office space. Four parking spaces will be provided: two on-site in a 1,122 square foot parking garage, and two on a separate parcel within 500 feet. Also proposed is a 602 square foot roof deck. Staff Hearing Officer approval is requested for a zoning modification to provide less than the required 10% open space area.							
<b>1759 GRAND AVE</b>	<b>MST2006-00746</b>	<b>027-141-006</b>	<b>04/08/2014</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>R-2</b>
Revised proposal to construct three new residential condominium units rather than single-family residences on a vacant 16,900 square foot lot located in the Hillside Design District. Square footages have not changed. Unit A would be partially three-stories, 2,318 square feet, with an attached 503 square foot garage; Unit B would be two-stories, 1,840 square feet, with an attached 518 square foot garage; and Unit C would be two-stories, 2,245 square feet, with an attached 503 square foot garage. The project will result in a total of 7,927 square feet of structures on the lot, and includes 190 total cubic yards of cut and fill grading outside the building footprint. A modification was approved for an overheight wall along the driveway.							
<b>709 E HALEY ST</b>	<b>MST2011-00077</b>	<b>031-232-017</b>	<b>09/22/2014</b>	<b>-1</b>	<b>0</b>	<b>1</b>	<b>C-2</b>
Proposal to convert an existing 504 square foot one-story residence to commercial use and add 381 square feet to the front of the building. A new 1,000 square foot four-car carport with 1,000 square feet of uncovered storage area above the parking spaces is proposed at the rear of the 5,200 square foot lot. The project will result in 975 square feet of new commercial floor area.							
<b>104 JORGENSEN LN</b>	<b>MST2011-00104</b>	<b>021-110-038</b>	<b>03/11/2014</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>A-1</b>
Proposal to construct a new two-story, 2,596 square foot single-family residence, a 248 square foot basement, and an attached 506 square foot two-car garage on an existing 3.85 acre vacant lot in the Hillside Design District. The proposal also includes a 419 square foot detached pool cabana, a new pool and spa, new pool fencing, 335 square foot loggia, 1,814 square feet of uncovered decks, 600 cubic yards of grading to be balanced onsite, and the removal of two existing oak trees. The proposed total of 3,521 square feet includes a 248 square foot basement calculation discount, and is 53% of the maximum floor-to-lot area ratio (FAR) guideline. The project requires compliance with Planning Commission Resolution No. 014-07 and City Council Resolution No. 07-086.							
<b>1568 LA VISTA DEL OCEANO DR</b>	<b>MST99-00513</b>	<b>035-180-085</b>	<b>01/15/2015</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>E-1</b>
Proposal to construct a 2,458 square foot, two-story, single-family residence and an attached 557 square foot garage, located on a vacant 14,296 square foot lot within the Hillside Design District. Approximately 1,000 cubic yards of grading is proposed with 600 cubic yards outside of the footprint of the main building. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels (APN 035-180-084 and -085). The proposed total of 3,124 square feet is 73% of the required floor-to-lot area ratio (FAR). The project requires compliance with Planning Commission Resolution No 063-05, and No. 004-07.							

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<b>1575 LA VISTA DEL OCEANO DR</b>	<b>MST2003-00652</b>	<b>035-170-030</b>	<b>08/06/2015</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>E-1</b>
This is a revised project. Proposal to construct a 2,626 square foot, three-story residence with attached 467 square foot, two-car garage on a 7,282 square foot vacant parcel in the Hillside Design District. There is to be 368 cubic yards of grading. Modifications are requested for encroachment into required front yard setbacks, to allow guest parking in the front yard setback and reduced open yard and to allow overheight retaining walls. The proposal includes the merger of two lots, APN 035-170-023 and APN 035-170-022.							
<b>1576 LA VISTA DEL OCEANO DR</b>	<b>MST1999-01043</b>	<b>035-180-058</b>	<b>01/15/2015</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>E-1</b>
This is a revised project for major design alterations for a project that received final design approval in 2006. There is an active building permit issued for the approved design, which involves the construction of a new three-story, 3,940 square foot, single-family residence, with an attached two-car garage, and is 99% of the required floor-to-lot area ratio (FAR). The revised application proposes to reduce the project to a new, two-story, 3,565 square foot single-family residence, with an attached two-car garage. The revised project resulting in 81% of the required floor-to-lot area ratio (FAR) and includes a 50% reduction for a portion of the lower floor area. The project requires compliance with Planning Commission Resolution No. 063-05, approved on October 6, 2005.							
<b>1913 LAGUNA ST</b>	<b>MST2012-00200</b>	<b>025-391-020</b>	<b>04/22/2014</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>E-1</b>
Proposal to construct a new two-story, 2,572 square foot, single-family residence, including a 500 square foot two-car garage, on a 7,470 square foot vacant lot located in the Mission Area Special Design District. The proposal includes a 560 square foot roof deck, 68 cubic yards of grading, demolition of an existing storage shed and pergola, and removal of three existing citrus trees. The proposed total of 2,572 square feet is 84% of the required maximum floor-to-lot area ratio (FAR).							
<b>960 W MOUNTAIN DR</b>	<b>MST2009-00149</b>	<b>021-050-057</b>	<b>10/21/2015</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>A-1</b>
Proposal to construct a new two story 2,054 square foot single family residence with an attached 400 square foot garage on a vacant 5.58 acre lot in the Hillside Design District. The project includes 448 cubic yards of grading. The proposed total of 2,454 square feet is 33% of the maximum guideline floor to area ratio.							
<b>901 OLIVE ST</b>	<b>MST2012-00048</b>	<b>029-302-018</b>	<b>06/03/2015</b>	<b>19</b>	<b>19</b>	<b>0</b>	<b>C-2</b>
Proposal to construct ten, one-story, studio apartment units and nine, two-story, one-bedroom apartment units above a new two-level, 59 space parking structure. The 19 new apartment units and new parking structure will be added to an existing two-story, 18,276 office building. Project also includes alterations to the existing office building including façade improvements on all sides, new elevator, new roof with light wells, solar panels and a new 474 square foot basement-level mechanical room. Total development proposed is 60,060 square feet with a maximum height of 51 feet on a 33,005 square foot lot. Seven existing parking spaces will remain for a total of 66 proposed parking spaces. Staff Hearing Officer approval of a zoning modification was granted for a reduction of required parking spaces.							
<b>103 ONTARE HILLS LN</b>	<b>MST2011-00261</b>	<b>055-160-061</b>	<b>09/16/2015</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>A-1</b>
This is a revised project description. Proposal to construct a new one-story 3,510 square foot single-family residence and a 504 square foot attached two-car garage on a 42,123 square foot vacant lot located in the Hillside Design District. The proposal includes a new 496 square foot detached accessory structure. The proposed total of 4,510 square feet is 91% of the guideline floor-to-lot area ratio (FAR). A total of 1,097 cubic yards of grading is proposed, which includes 232 cubic yards of cut and 99 cubic yards of fill under the building footprint and 463 cubic yards of cut and 303 cubic yards of fill on the site. Two trees are proposed to be removed. This parcel was created as a result of a nine-lot subdivision which was approved by the Planning Commission on April 28, 2005. Project requires compliance with Planning Commission Resolution No. 032-05.							
<b>531 W ORTEGA ST</b>	<b>MST2013-00353</b>	<b>037-102-002</b>	<b>07/31/2014</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>R-3</b>
Proposal to convert an existing 2,908 square foot two-story single-family dwelling to a duplex. The project will not alter the exterior of the building. The existing 494 square foot two-car attached garage will remain, and two new uncovered parking spaces are proposed with access from the public alley. The project will address violations in ENF2013-00490.							

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<b>1727 SANTA BARBARA ST</b>	<b>MST2013-00276</b>	<b>027-111-017</b>	<b>02/24/2015</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>E-1</b>
This is a revised proposal to construct a new, two-story, 3,182 square foot, single-family residence, with an attached, 461 square foot, two-car garage, located on a 10,200 square foot lot. The proposed total of 3,643 square feet is 96% of the maximum floor-to-lot area ratio (FAR). This proposal replaces the original project approved in 2008. The original proposal involved the construction of a new, two-story, 3,731 square foot, single-family residence, including a detached, two-car garage. The original project obtained a Planning Commission approval for an FAR modification to allow the building height to exceed 25 feet in combination with an FAR greater than 85% of the maximum FAR. An FAR modification is no longer required as the revised project has been reduced to not exceed the maximum building height of 25-feet. The revised design also includes a revised architectural style. The proposal includes the removal of approximately seven Pittosporum trees and one cedar tree.							
<b>2112 SANTA BARBARA ST</b>	<b>MST2013-00097</b>	<b>025-252-007</b>	<b>11/04/2014</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>RETIRED</b>
Proposal for a voluntary lot merger of Assessor Parcel Numbers 025-252-006 and -007 and change of use from commercial to residential use. This is the site of the former Fielding Institute. The proposal includes the restoration of an existing 6,167 square foot, two-story building to a single-family residence and exterior alterations to remove awnings, skylights, staircases, and an accessible ramp. Also proposed is the conversion of an existing 1,809 square foot detached commercial building to an additional dwelling unit and alterations to incorporate a two car garage within the existing building footprint. Site improvements will include removal of existing paved parking spaces, restoration of historic site walls, a new swimming pool and spa, and new landscaping. Total development on this merged 49,810 square foot parcel will be 8,178 square feet. Staff Hearing Officer approval is requested for a Performance Standard Permit for the additional dwelling unit and zoning modifications. This parcel is eligible for National Register listing, California Register of Historical Properties listing, and is a designated City Landmark: "Hodges House."							
<b>220 N SOLEDAD ST</b>	<b>MST2015-00126</b>	<b>017-062-025</b>	<b>02/08/2016</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>R-2</b>
Proposal to construct a new one- and two-story dwelling unit and a second story secondary dwelling unit on a 5,000 square foot vacant lot. Unit A, on the first and partial second floor, will have three bedrooms and will be 1,003 square feet. Unit B, on the second floor, will have one bedroom and will be 507 square feet. Three parking spaces will be provided in an attached 406 square foot two-car garage and one uncovered space. The proposal also includes 200 cubic feet of storage space for each unit and minor site walls and landscaping. Four trees are proposed to be removed: one 20' tall Pittosporum, one 20' tall Eugenia, one 25' tall Eugenia, and one 18' tall oak tree. The total proposed development on this parcel will be 2,019 square feet.							
<b>222 N SOLEDAD ST</b>	<b>MST2015-00127</b>	<b>017-062-024</b>	<b>02/08/2016</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>R-2</b>
Proposal to construct a new one- and two-story dwelling unit and a second story secondary dwelling unit on a 5,000 square foot vacant lot. Unit A, on the first and partial second floor, will have three bedrooms and will be 1,003 square feet. Unit B, on the second floor, will have one bedroom and will be 507 square feet. Three parking spaces will be provided in an attached 406 square foot two-car garage and one uncovered space. The proposal also includes 200 cubic feet of storage space for each unit and minor site walls and landscaping. Nine trees will be removed: one 25' tall Pittosporum, one 18' tall Oak, five 30'-40' tall Tamarisks, and two 15' tall Tamarisks. The total proposed development on this parcel will be 2,019 square feet.							
<b>419 STATE ST</b>	<b>MST2014-00084</b>	<b>037-211-031</b>	<b>04/07/2015</b>	<b>-2</b>	<b>0</b>	<b>2</b>	<b>C-M</b>
Proposal for tenant improvements and exterior alterations to an existing, 23,831 square foot, three-story, mixed-use building. The proposal includes a change of use to convert 2,037 square feet of existing residential area (2 units) into non-residential square footage. Exterior alterations include the replacement of entry glazing, replacement of an existing roll up door with a fixed window element, replacement of an existing window (on the third floor) to a single access door, removal of a wall and gate on the third floor, new skylights and new rooftop equipment. Development Plan approval is required for 2,037 square feet of non-residential floor area.							
<b>808 W VALERIO ST</b>	<b>MST2003-00842</b>	<b>043-182-010</b>	<b>06/16/2015</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>R-2</b>
Proposal to convert 692 square feet of an existing single family dwelling to an accessory dwelling unit on a 5,275 square foot lot. The proposal includes upgrading utilities to allow separate meters for the new unit.							

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<b>1533 W VALERIO ST</b>	<b>MST2003-00338</b>	<b>041-071-031</b>	<b>02/23/2015</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>A-2/R-1</b>
Proposal for a new single-family residence on a 75,140 square foot lot in the Hillside Design District that is part of a recent two-lot subdivision. One lot has an existing one-story 5,948 square foot single-family residence, which would remain. The other lot would be developed with a 5,145 square foot three-story residence including attached two-car garage and detached two-car garage. The calculated total of 5,145 square feet includes a 50% reduction for the lower level being below grade and results in a proposal that is 95% of the maximum guideline FAR. This over 4,000 square foot project is required to be two-star Built Green or equivalent per SBMC 22.69.055.							
<b>34 W VICTORIA ST</b>	<b>MST2009-00266</b>	<b>039-131-016</b>	<b>06/09/2014</b>	<b>37</b>	<b>37</b>	<b>0</b>	<b>C-2</b>
Proposal to demolish an existing 20,125 square foot commercial building (formerly Vons grocery store) and 61 surface parking spaces on a 1.4 acre lot. The proposal includes the construction of 26,538 square feet of commercial/retail space, 37 residential condominium units (of which five would be affordable to middle-income homebuyers) and 81 parking spaces in a subterranean garage. Buildings would be two and three stories in height.							
<b>121 S VOLUNTARIO ST</b>	<b>MST2014-00140</b>	<b>017-221-019</b>	<b>12/14/2015</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>R-2</b>
Proposal to demolish an existing 400 square foot two-car garage and construct a new 1,219 square foot, second floor, single-family residence above 1,181 square feet of new attached garages on the ground level. The proposed attached one-car garage and two attached two-car garages, and existing uncovered parking space will serve the new residence and two existing residences on the parcel. The proposal of 2,400 square feet will result in a total of 4,404 square feet of development on a 13,088 square foot lot.							
<b>505 WENTWORTH AVE</b>	<b>MST2007-00345</b>	<b>037-143-010</b>	<b>07/16/2015</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>R-3</b>
Review of an approved condominium project that is now proposed as rental apartments. Because there is no longer an approved subdivision map the project's approvals have expired. The only physical change to the approved project is elimination of a false chimney. The 4,109 square foot three-unit two-story apartment building is proposed on a 6,500 square foot vacant lot in the R-3 Zone. Proposed are an 847 square foot one-bedroom unit, a 977 square foot two-bedroom unit, and a 985 square foot two-bedroom unit, and three attached two-car garages. The project includes 256 cubic yards of grading.							

### END OF REPORT